

**TOWN OF ROCKYHILL
PLANNING AND ZONING COMMISSION
AGENDA OF REGULAR MEETING
WEDNESDAY, JULY 15, 2015**

Town Council Room, Second Floor Town Hall, 761 Old Main Street, Rocky Hill, CT 06067

1. PUBLIC HEARING TO COMMENCE AT 6:30 P.M.

- A. Special Permit/Site Plan Application for, Rakesh Patel, seeking approval for a retail liquor store of approximately 1,680 sq. ft. in Unit G of Pavilion West Shopping Center, property located at 632 Cromwell Ave., in Rocky Hill, CT., in a C-Commercial Zoning District, ID# 12-179;
- B. Proposed Rocky Hill Zoning Regulation Amendments, Economic Development Commission, Marti Stiglich, Chairperson, proposing to add :
 - 1. Section 2.2 Definitions: Manufacturing, Light:
The manufacturing, compounding, processing, assembling, packaging or testing of goods or equipment, including research activities, from products and materials previously manufactured off-site, conducted entirely within an enclosed structure, with no outside storage and imposing a negligible impact on the surrounding environment by noise, vibration, smoke, dust or pollutants;
 - 2. Section 4.1.3 Office Park District Special Permit Uses, Item O
O. Light Manufacturing

2. CALL TO ORDER IMMEDIATELY FOLLOWING RECESS OR CLOSE OF HEARING

3. PUBLIC

4. ADOPT AGENDA

5. CONSENT AGENDA

- A. Minutes of June 17, 2015;
- B. Minutes of July 1, 2015;

6. AGENDA ITEMS

- A. Site Plan Application, **J.V. III Construction, LLC**, proposing a garage building of approximately 5,070 square feet and associated site improvements for property located at 133 Dividend Road in a BP-Business Park Zoning District, ID# 14-355;
- B. Site Plan Application, **Value RX Pharmacy Services, LLC**, proposing a 12,000 square foot institutional pharmacy use (assembly and distribution) with office space at 31 Inwood Road in a BP-Business Park Zoning District, ID# 16-294;
- C. Site Plan Application, **Broad Street Three LLC c/o Commercial Services Realty**, proposing a 1,500 square foot building addition with a new dumpster location and parking configuration at west side of existing building at 323 Cromwell Avenue in a C-Commercial Zoning District ID# 08-348;
- D. Special Permit/Site Plan Application for, Rakesh Patel, seeking approval for a retail liquor store of approximately 1,680 sq. ft. in Unit G of Pavilion West Shopping Center, property located at 632 Cromwell Ave., in Rocky Hill, CT., in a C-Commercial Zoning District, ID# 12-179;
- E. Proposed Rocky Hill Zoning Regulation Amendments, Economic Development Commission, Marti Stiglich, Chairperson, proposing to add :
 - 1. Section 2.2 Definitions: Manufacturing, Light:
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 - 2. Section 4.1.3 Office Park District Special Permit Uses, Item O
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7. ANY OTHER BUSINESS

- A. Finalize, Plan Implementation Committee, 2015 Plan of Conservation and Development

8. COMMUNICATIONS

9. APPROVE BILLS

10. ADJOURN

Dated in Rocky Hill, CT this July 2, 2015.
Planning and Zoning Commission

Dimple Desai, Chairman
Victor Zarrilli, Secretary

